

August 1, 2022

Town of Saugerties Planning Board
4 High Street
Saugerties, NY 12477

Re: Terramor Responses to NPV July 11, 2022 Memo Comments

Dear Chairman Post and Planning Board Members:

The following contains the comments of Nelson Pope Voorhis in their July 11, 2022 Memorandum to you and Terramor's responses to those comments.

The "Process" items that follow (1-7) are for the Board's information and no responses are needed from the Applicant according to the Town's planning consultant.

Process

1. The Lead Agency Notice of Intent for this Type I action should be circulated along with the Full EAF Part 1 form and a copy of the application. Due to the voluminous size of the application, the Board may wish to send flash drives or provide a link to the document posted online in lieu of paper copies. If so, the Lead Agency NOI should indicate how involved and interested agencies may request paper copies.
 - a. The Board must wait 30 days to assume Lead Agency status and proceed with SEQR review, as detailed below.
2. Ulster County Planning Board review is required. The plans and required forms should be submitted at this time.
3. The project site borders the Town Boundary with the Town of Woodstock. Pursuant to GML §239-nn, the clerk of the Town will need to receive written notice of the public hearing for this application. We suggest including the Town of Woodstock as an interested agency for SEQR review.
4. Comment or correspondence should be solicited from the following organization or agencies in addition to any others identified by the Planning Board:
 - a. Centerville Fire Department
 - b. NYS DEC regarding disturbance to wetlands and waterbodies, wastewater (SPDES), biodiversity and bulk petroleum storage
 - c. US ACOE for jurisdictional determination of wetlands, possible disturbance permits
 - d. NYS DOT for curb cut permit and sight distance review
 - e. UC DOH/NYS DOH for public water supply and wastewater permitting, campground permitting, public swimming pool permitting

- f. Town Engineer for SWPPP, water/wastewater and site plan review.
- 5. The Board should consider engaging with a traffic engineer to review the Traffic Impact Study.
- 6. The Board may wish to forward the plans, particularly the architectural drawings, to the Building Department for Building Inspector review to ensure that applicable codes are met which might relate to the site plan and layout (see comments below).
- 7. A public hearing will be required for special use permit review.

Application

- 1. The applicant proposes to merge the two parcels as part of the application, a subdivision application will be required and should be coordinated through the Planning Board secretary.

Response: Attachment 1 contains a surveyor's Lot Consolidation Plan eliminating the internal lot line. Attachment 1 also contains a completed and signed Town General Subdivision Application form. The \$150 application fee was submitted in a separate envelope.

- 2. The application forms must be signed by the preparer.

Response: A signed Site Plan application is in Attachment 2.

Planning & Zoning

- 3. In issuing a Special Use Permit, the Planning Board must consider the supplemental requirements set forth in the zoning code and can request additional studies or analyses to support its review. Based on our review, specific consideration of the following provisions is warranted:

§245-34. D states:

- a. (g) Smoke. No emission shall be permitted of a shade equal to or darker than Ringelmann Smoke Chart No. 2.

Response: The Ringelmann Smoke Chart gives shades of gray by which the density of columns of smoke rising from stacks may be compared. The chart is now used as a device for determining whether emissions of smoke are within limits or standards of permissibility (statutes and ordinances) established and expressed with reference to the chart. It is widely used by law-enforcement or compliance officers in jurisdictions that have adopted standards based upon the chart.¹

The Ringelmann system is virtually a scheme whereby graduated shades of gray, varying by five equal steps between white and black, may be accurately reproduced by means of a rectangular grill of black lines of definite width and spacing on a white background. While the Ringelmann Smoke Chart has many limitations, it gives good practical results in the hands of well-trained operators. However, it is questionable whether results should be expressed in fractional units because of variations in physical conditions and in the judgement of the observers.

¹ U.S. Bureau of Mines. Ringelmann smoke chart. [Washington] U.S. Dept. of the Interior, Bureau of Mines [1967]4 p. (U. S. Bureau of Mines. Information circular 8333) Revision of I. C. 7718: Kudlich, Rudolf. Ringelmann smoke chart. 1955

To use the chart, it is supported on a level with the eye, at such a distance from the observer that the lines on the chart merge into shades of gray, and as nearly as possible in line with the stack. The observer glances from the smoke, as it issues from the stack, to the chart and notes the number of the chart most nearly corresponding with the shade of the smoke, then records this number with the time of observation. A clear stack is recorded as No. 0, and 100 percent black smoke as No. 5.

Per response 3.g below and the accompanying attachment, Terramor has enlisted the services of Alliance Source Testing to prepare a sound study to demonstrate that the project will be in compliance with the zoning code requirement that the project not result in sound levels greater than 70 dBA at project site property lines. Terramor is also currently working with Alliance Source Testing to develop responses to this comment regarding campfire wood smoke opacity as well as the odor of campfire wood smoke in comment 3.b below. Terramor plans to submit responses to this comment and comment 3.b below in September.

During preparation of this response document, the Applicant sought clarification from NPV on where on the site the Ringelmann Chart No.2 standard should be applied. Noise (245-34.D(2)(d)) and odor (245-34.D(2)(h)) standards in the zoning code are applied at the project site property lines. The standard for smoke opacity in the zoning code does not state that the standard is applied at the property line. In response to the Applicant's inquiry, NPV responded: *The way I read that section, it states "no emission" so I would think at the source not at the property line.* Thus, the Applicant will be examining the opacity of campfire woodsmoke at the campfire sources in relation to the Ringelmann Smoke Chart No. 2 unless otherwise directed by the Planning Board.

b. (h) Odors. No emission of odorous gases or other matter shall be permitted in a quantity or of a type that permits it to be detectable, other than by instrument, at the property line.

Response: In addition to campfire wood smoke discussed above, the only other anticipated emission potentially detectable at project property lines would be smells from food preparation at the Lodge kitchen, at the six (6) proposed grilling stations, and from the grill and mess hall at employee housing.

c. (i) Other forms of pollution. No emission of fly ash, dust, smoke, vapors, gases or other forms of air pollution shall be permitted which can jeopardize human health, animal or vegetable life or which otherwise contributes to the deterioration of or detracts from adjacent properties.

Response: See the response to comments #3.a and #3.b above. No other emissions, other than those discussed in those responses, are anticipated.

d. (o)Character and appearance. The character and appearance of the proposed use, buildings, structures, outdoor signs, and lighting shall be in general harmony with the character and appearance of the surrounding neighborhood and of the Town of Saugerties and shall not adversely affect the general welfare of the inhabitants of the Town.

Response: The only project components that are anticipated to be visible from public vantage points are the project entry drive from Route 212 and the proposed entry sign. Proposed structures are interior on the site and will not be visible to the public. Lighting along the entry drive is low level. Project signage and lighting plans, as well as lighting photometrics, were included in the materials submitted to the Planning Board in July. The secondary emergency access drive will be visible from Cottontail Lane. We are currently

exploring landscape options to create green buffers to beautify the driveway and reduce impact on our neighbors.

e. Sewage treatment and water supply. The adequacy of available sewage disposal and water supply services supporting the proposed activity or use shall be sufficient to meet the needs of the proposed activity or use. This consideration shall include, but not be limited to, the suitability of water supply and sanitary sewage facilities to accommodate the intended use and adequate means to protect surface and groundwater from pollution.

Response: The wastewater treatment and water supply will be designed in accordance with the pertinent NYSDOH and NYSDEC standards and regulations. The water supply, treatment and distribution will be submitted to the Ulster County Department of Health for approval and permitting. The wastewater collection and treatment system(s) will be submitted to the NYSDEC for approval and permitting.

For the NYSDEC, the required pre-application conference was held with the NYSDEC on July 27th, 2022, to discuss the various permits required for the project. NYSDEC provided guidance only related to future permitting submissions. Regarding the Class B stream, the SPDES Discharge Permit Simply Mixing Zone Form will be prepared and submitted to the NYSDEC. This form is used to further classify the waterbody (perennial vs. intermittent) to determine the capacity of the Class B stream to accept the effluent and determine SPDES Permit Effluent Limits. If the waterbody is classified as intermittent by the NYSDEC, more stringent wastewater effluent limits may be imposed by the NYSDEC on the SPDES permit. The SPDES program is designed to eliminate the pollution of New York waters and to maintain the highest quality of water possible, consistent with, public health, public enjoyment of the resource, and protection and propagation of fish and wildlife.

To comply with NYSDOH and Ulster County DOH requirements for groundwater supplies, the well testing will begin on August 15th, 2022, and will include step-drawdown tests and constant rate pumping tests. These tests will determine the capacity of the wells. At the completion of the tests, water quality samples will be collected and analyzed. If given permission, the neighboring wells can be monitored during testing of the onsite wells to determine impacts, if any.

f. (s) Nuisances. The proposed use shall not be more objectionable to nearby property owners or occupants by reason of noise, fumes, vibration or lighting than would be the operations of a permitted use.

Response: The following uses are listed as allowed as of right in the MDR zoning district according to the Schedule of District Use Regulations (Section 245-10):

- One-family dwelling
- Two-family dwelling
- Bed-and-Breakfast home
- Home occupation
- Mobile home/house trailer
- Public Parks and Playgrounds

- Publicly operated campgrounds and recreation areas²
- Forest preserve lands
- Agriculture production livestock and specialties
- Agricultural crops including roadside farm stands, but not including horticulture specialties
- Forestry, but not including forestry services
- US Postal service store
- Day care (child)
- Day care (family and family groups), and
- Federal, state, county and municipal government offices and buildings

With the provision of central water and sewer like the proposed facility, giving consideration to development constraints posed by the presence of wetlands and steeper slopes on the property, and considering that the original proposal for the South Peak subdivision on the property contained 43 single family homes, the Applicant estimates that the site appears capable of supporting approximately 50-60 single family homes. Each of these homes would have their own associated noise, fumes, vibration and lighting.

Campgrounds that are publicly operated are allowed by right in MDR. The proposed Terramor Catskills project could be an allowed use if it was proposed by a government entity instead of a private company.

There are other uses allowed as of right that could potentially be objectionable to nearby property owners. For example, agricultural production livestock and specialties could generate odors that neighbors may find objectionable. Publicly operated recreational areas may produce noise such as spectator noise, amplified public address system, etc. that neighbors may find objectionable. Government buildings, including such things as jails, may produce high levels of security lighting that neighbors may find more objectionable.

g. (v) The design of structures and the operation of the use (including hours of operation) shall ensure compatibility with surrounding uses and with the scenic and visual characteristics of the Town.

Response:

Design:

The proposed Lodge and Welcome Center are of modern design with exteriors containing natural wood and stone exterior finish materials. The Lodge and Welcome Center design is inspired by the natural landscapes - making it blend in well with the surroundings and not stand out. Their size, including heights, are consistent with other structures in the area. The structures are proposed in the interior of the site and will not be visible from public vantage points. The Lodge is approximately 457 feet away from the nearest residence (Raybrook Drive), and the Welcome Center is approximately 618 feet away from the nearest residence (Osnas Lane). There will not be a change in the scenic or visual character of the area.

Operations:

² PUBLICLY OPERATED CAMPGROUNDS AND RECREATION AREAS—An area under the control of any governmental entity to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.

The Terramor Lodge and Welcome Center are open from 7:00 am to 10:00 pm each day for, complimentary breakfast, gift shop and dinner service starting at 4:00 pm. The pool is open from 8:00 am to 8:00 pm for all guests, and then extends hours from 8:00 pm – 10:00 pm for adult guests only. Quiet hours are instituted starting at 10:00 pm. There is one staff member onsite for night security, so the resort is staffed 24-hours each day.

Terramor decided to add the Welcome Center building to this property to meet and greet guests early on as they enter experience. This approach will reduce motor vehicles circulation on the property and decrease the operational load at the lodge.

Also see the response to comment 3.g above.

§245-11. I includes the following paraphrased considerations:

h. The Planning Board shall consider the following: Overcrowding of units; and the extent to which noise or light interferes with the use and enjoyment of surrounding properties.

Response: For the lighting component of this comment, lighting photometrics were included in the July submission to the Planning Board. For the noise component, see Attachment 3 that contains a proposal from Alliance Source Testing to perform a noise evaluation for the project to demonstrate compliance with the 70 dBA at the property lines standard in Section 254-35.D(2)(d) of the zoning code. The proposal in Attachment 3 includes evaluating existing sound levels and predicting operational sound levels at the project site property lines in the areas of Raybrook Drive, Cottontail Lane and Osnas Lane.

4. Campsites are now proposed along the western boundary of the site which are located near to existing residences and residential lot lines. A field investigation conducted on June 7, 2022 showed these sites are clearly visible from these existing residences. While forest cover is shown on the plans as a buffer, the forest cover actually lacks significant understory, consistent with mature eastern hemlock forests. At least 7 or 8 tent sites depict fire pits situated between the tent site and the property boundary. With the proposed design, a fire is likely to be visible from the existing residences and woodsmoke (both smell and visible smoke) could carry over to adjoining residential parcels. (See below image which depicts a residential structure from a camp site proposed at the time.)
 - i. The applicant should suggest methods to ensure that these sites meet the above referenced special permit standards with relation to screening and buffering campsites and campfires from adjacent residences.

Response: The applicant believes that the tent sites will not be “clearly visible.” There is a screened view of a white or gray 2-story house in the photo below. Tents are smaller in size and will be a darker color than the house in the photo below.

After the June 7, 2022 site visit during which tent locations were visited and discussed with neighbors, the tent closest to the property line was removed from this area and the remaining tents were moved another +/- 25 feet further away from the property line resulting in a total setback of 120 to 140 feet. This was reflected in the July site plan submission. The closest tent to the nearest neighbor is 204 feet between the tent and the Munchik residence. To further mitigate neighboring residents’ concerns, understory evergreen plantings have been added between these tents and the property line to provide additional visual screening. See the revised Site Layout, Materials and Planting Plans (L-5.1 through L-5.9) included with this submission.



5. An inventory of buildings on the site should be provided on the Project Master Plan Sheet L-2.0 indicating the name of the building, gross building square footage and/or seats, beds or maximum occupancy for staff and guests. In addition, the 'Woody 35' and 'Woody 45' sized tents should be more clearly indicated on the plans. Currently the only enumeration of the number and breakdown of campsite types is within the Water Supply BOD report. If these tents are intended to be interchangeable, the Planning Board may wish to establish limitations on the total number of the larger tent to reflect the water use/wastewater generation and traffic studies.

Response: The requested building inventory table has been added to Sheet L-2.0. The revised Sheet L-2.0 also more clearly shows the two different tent types. As noted on L-2.0, tent locations are fixed, but the type of tent at each site are interchangeable within the confines of the total numbers of proposed tents; 45 Woody 35 and 30 Woody 45.

6. The comment response letter states that the maximum capacity of a Woody 35 tent is 6 people and for a Woody 45 tent is 8 people. This equates to a capacity of 510 guests at the facility. The Water and Wastewater Basis of Design Reports indicate that the maximum capacity of the campsites is 240, which vastly underrepresents the possible worst-case scenario.

Response: The following table confirms tents' maximum capacity at 100% occupancy with 100% heads in beds. Although reaching 100% occupancy is rare, the water and wastewater BOD reports correctly utilized 240 guests.

Tent Type	Maximum # of People Per Tent	# of tents	# of people at 100% occupancy rate
Woody 35	2	45	90
Woody 45	5	30	150
Total		75	240

The following table provides expected occupancy rates and numbers of guests for the first year of operation.

Month	Projected Occupancy Rates	Total Number of Guests
January	0% occupancy	0 guests
February	0% occupancy	0 guests
March	0% occupancy	0 guests
April	0% occupancy	0 guests
May	40% occupancy	96 guests
June	70% occupancy	168 guests
July	82% occupancy	197 guests
August	80% occupancy	192 guests
September	75% occupancy	180 guests
October	68% occupancy	163 guests
November	0% occupancy	0 guests
December	0% occupancy	0 guests

- j. It seems that these lower numbers are based on average occupancy rates from the Bar Harbor site. We question whether this Bar Harbor site is representative of the proposed site in terms of market economics and demographics.

Response: We anticipate that the Catskills location will be fairly similar to our Bar Harbor property in the following ways:

1. Seasonality – open May through October
 2. Market Reach – we anticipate most guests will be coming from New England and New York/New Jersey, which is similar to our market reach with Bar Harbor.
 3. Visitation Habits – we anticipate most guests will be exploring the area during the better part of the day, 10am – 4pm, similar to our Bar Harbor guests.
- ii. Differences anticipated:
1. Larger mix of couples and adults than families. In Bar Harbor we see about 60% families, we anticipate about 60% couples at the Catskills location.
- k. We defer to the Town Engineer on what standard to design a water or wastewater system, but to meet the hard-look requirement under SEQR, a “reasonable worst-case standard” should be utilized, which would be related to full occupancy, or if full occupancy is not reasonably likely to occur, then some percentage of full occupancy that is reasonably likely to occur. The Planning Board may wish to impose an occupancy restriction based on the capacity outlined by the applicant to establish environmental determinations and/or findings, and for the wastewater and potable water facilities.

Response: The design water/wastewater volumes for the campsites were calculated based on maximum occupancy. The maximum occupancy of the campsites has been clarified as a part of this submission (see response to comment #6 above). The water/wastewater volume for the employee housing was calculated based on standards for wastewater generation for dorm-style units (per employee/worker) or residential style units (per bedroom) depending on what was applicable for the structure. The water and wastewater BODs have been updated to include non-resident employees. The volumes for the Welcome Center have been removed from the basis of design memos because the volume is captured in the total non-residential

employee volumes. Updated BOD reports for water and sewer are in Attachments 4 and 5, respectively.

7. We question whether traffic impacts from this resort campground should be assessed as a traditional campground/RV park or as a resort hotel. We suggest that the Planning Board engage with a Traffic Engineer to review this and other traffic related questions.

Response: Analyzing the project with a resort hotel trip generation versus campground was considered, but the project traffic engineer determined that a resort hotel would have a higher staff percentage (more cleaning and kitchen staff) and little if any staff staying overnight (more commuter traffic), so it would typically generate more traffic than expected for the proposed site. However, even at that, it would generate only about 12 vehicles more than what is projected in the June 2022 Traffic Impact Study, which would still fall far below the 100-trip threshold that would trigger the need for additional analysis.

8. Sheets A213, A214. The arrangement of beds for guest tents should be shown on the architectural plans, and it should be indicated whether these beds are single or bunk beds. We note that "Tent 2" (we assume this is the Woody 45 model) has two bedrooms while "Tent 1" has one bedroom. It appears that an indoor and an outdoor shower is proposed for each unit- this should be confirmed.

Response: Tent 1 is the Woody 35 model and sleeps 2 in a single king bed. Tent 2 is the Woody 45 model and sleeps 2 in a single king bed and 3 in a bunk bed; double on the bottom and twin on top. There will be 10 tents dispersed around the site that will have both an indoor and outdoor shower. The rest of the tents will only have an indoor shower.

9. The capacity of employee housing does not match between the architectural drawings, the water and wastewater BOD reports, the comment response letter or the EAF project description. The BOD report states that 6 dorm units are proposed for 30 workers. This would require five beds per dorm building. Dorm buildings depicted on sheet A210 show 3 beds. If these represent bunk beds, then 36 employees can be accommodated with 6 to a dorm building.

- I. Further, the comment response letter states that 4 structures are proposed to house 5 employees each, and 2 structures are proposed with a capacity for 4 employees each. Sheet A212 depicts the studio units with two rooms each containing a full-sized bed. We assume that these are the 2 structures proposed to house 4 employees each. Is this housing for couples only?

Response: Dormitory style housing include bunk beds which are built and designed to still provide private rooms. Each of the 4 dormitory units will house 6 employees. Total number of employees in the dorms will be $4 \times 6 = 24$.

The 2 Suites are designed for couples. Each unit sleeps 4 total, with 2-private studios which include a private bathroom, entrance and kitchen. Total number of employees in the suites will be $2 \times 4 = 8$. Given that our on-site employee units house 32 and we anticipate having 30 employees living on site, our employee housing will have extra space for 2 employees. We prefer keeping this additional capacity in case there a need during the peak season.

- m. The number of Dorm and Studio units must be called out on the Master Plan Sheet L-2.0.

Response: Sheet L-2.0 has been modified with housing type callouts.

10. The BOD report indicates that the General Manager's House contains bedrooms, but three bedrooms are shown on the Architectural Drawings. Are these bedrooms intended to house employees or family members? The Planning Board may wish to limit occupancy to only the manager and/or their family, especially if water and sewer usage for this building is based on a single family detached residence.

Response: The General Manager's house contains 3 bedrooms and is intended for the GM and their family only. The house is not for general employee use. The water and wastewater BOD has been updated to reflect a 3-bedroom general manager house. Note it is standard practice to calculate water and wastewater volumes based on the number of bedrooms of a residential structure, rather than the occupancy.

11. The number of residential and non-residential employees and/or non-employee residents should be established. The comment response letter states that 42 employees are anticipated, split into two shifts. The letter totals 28 on-site employees, while the architectural drawings and BOD report indicate up to 48 individuals could be accommodated within the dorm and studio units. This calculation does not include the General Manager's House, as the capacity of this building is not clear (comment #8).

Response: We anticipate hiring 42 employees. Housing will be provided for 30 plus a general manager. The number of employees not living on site would be 11.

12. The single kitchen provided does not appear to be large enough to support between 24-42 residential employees, especially if meals are prepared individually by residents at mealtimes. Please verify that the single kitchen devoted to these employees is enough.

Response: The kitchen in the Mess Hall is designed to serve the employees. It has two full size refrigerators and one large kitchen space. This will serve only those employees living in the dormitory style housing. Individuals living in the Suites (4-person) each have their own kitchenettes. In addition to the mess hall kitchen, we supply an outdoor communal space for eating/gathering which includes an outdoor grill. Based on scheduling, we have found this set up to be successful and sufficient.

13. The Building Inspectors should review the site, building and floor plans to ensure compliance with the Americans with Disabilities Act (ADA) and other applicable building codes that could impact site design. We believe this may be a concern with regard to employee housing as depicted in the architectural plans.

Response: Comment noted; no response needed.

14. We have counted 168 parking spaces. A parking calculation reflecting the maximum capacity of the resort should be included on the site plans which differentiates guest parking from employee parking. The Planning Board shall determine the appropriate number of parking spaces (245-29(a)).

Response: A table showing parking counts for guests and employees has been added to the revised sheet L-2.0 in this submission. There are 122 parking spaces for guests and 44 spaces for employees or a total of 166 spaces.

15. From where will firewood be sourced? Please verify that all firewood will comply with NYS DEC requirements of 6 NYCRR 192.5.

Response: There are a number of local commercial sources of firewood within 50 miles of the project site including Woodstock Firewood, Woodworks Tree Service, and Ulster Forest Products which could provide firewood in accordance with the requirements of 6NYCRR 192.5.

16. Seasonality. The timing of activities and occupancy of the site must be clarified. Is the General Manager on site year-round? Are events proposed to take place during a full 12-month period or only from May- October?

Response: Yes, the general manager is on site year-round. Events are only proposed to take place between May and October.

17. Dumpsters should be called out on the plans.

Response: Dumpster callouts have been added to Sheet L-2.0

18. We note that 2-3 box truck deliveries could occur per day. Is this anticipated year-round? Where and when are these deliveries received? It appears that loading space is accommodated only at the maintenance buildings and the Lodge.

Response: Deliveries take place year-round, with heavier delivery schedules happening in April through October. Deliveries are fairly light (once a week) during the off-season months. Yes, loading/unloading space is provided at the lodge and at maintenance.

19. Is the restaurant at the lodge open to the public or to guests only?

Response: The restaurant at the lodge is open to guests only.

20. While the notes sheet lists a diversity of plantings, the landscape plans indicate only the type of planting proposed (evergreen tree, deciduous tree, etc). More detail should be submitted regarding landscaping given the ecological importance of the site.

Response: See the revised Site Layout, Materials and Planting Plans in this submission (sheets L-5.1 through L-5.9). Trees species are specified and quantified, and areas of shrubs added in the western tent loop have been identified and quantified.

21. Three (3) propane storage tanks are proposed totaling 30,000 gallons – is each tank 10,000 gallons? These should be clearly marked on the site plans. Liquid propane stored on site must demonstrate compliance with 6CRR-NY 613-4.1. The applicant should submit drawings, construction details and a narrative or correspondence with NYS DEC that demonstrates propane tanks are protective of sensitive receptors referenced in the law. (Law section linked [here](#))

Response: The FEA submitted in July stated that the project would use 30,000 gallons of propane per year (D.2(P)(ii)), not that there would be 30,00 gallons of storage on site. Three (3) 1,000 gallon LP tanks (3,000 gallons total) are proposed for the project with one each to be located in the areas of the Lodge, the pool, and at the maintenance building. See the revised L-2.0, Overall Site Plan that now includes the proposed propane tanks.

The 3,000 gallon facility will register as a petroleum bulk storage (PBS) facility with DEC, including provision of appropriate plans for the proposed aboveground storage tanks (ASTs) that will be equipped with secondary containment and overfill prevention equipment as required. This topic was discussed with DEC Region 3 during a 7/27/22 preapplication conference. The Environmental Remediation Division of DEC is responsible for PBS registration, and that process is separate from the permit applications submitted to and reviewed by the Division of Environmental Permits (i.e., Article 15 Streambank Disturbance, Article 17 SPDES). A copy of the PBS Registration application to DEC, including plans and specifications for the proposed tanks prepared in accordance with 6NYCRR subpart 613-4.1, will be provided to the Town when they are submitted to DEC for their review. Plans will include the provisions for secondary containment and overfill prevention that will provide the protection to sensitive receptors including streams, wells, aquifers, wetlands, surface water bodies and storm drains as required by the statute.

22. We defer review of the erosion and sediment control plans, grading plans, road profiles, construction details, water and wastewater concept plans and the SWPPP to the Town Engineer.

Response: Comment noted; no response needed.

SEQR/Environmental Review

23. This is a Type I action under SEQR as more than 10 acres is proposed to be physically altered. The Board should classify the action and notice its intent to assume Lead Agency (a draft NOI is attached). The Board must allow involved agencies 30 days to contest Lead Agency before taking any further SEQR action.

Response: Comment noted; no response needed.

24. In general, all correspondence with agencies and studies conducted should be provided to the Planning Board. This includes letters or correspondence with the NYS DEC and NYS Department of Health. The wetland delineation report should be provided along with the request for jurisdictional determination. It is typical for State agencies to provide formal letters upon receipt of the SEQR NOI.

Response: The wetland delineation report/request for approved jurisdictional determination was submitted to the Planning Secretary electronically (7/11/22) and in hard copy. Currently there are no other agencies letters or project studies submitted to others.

No formal submissions have been made to either the Ulster County Department of Health or the NYS DEC. The Ulster County DOH has been made aware of the project and have been notified of planned step testing, yield testing and water quality sampling of the onsite wells, which is scheduled to occur beginning August 15, 2022. A pre-application conference was held with the NYSDEC on July 27th, 2022, to discuss the various permits required for the project. NYSDEC provided guidance only related to future permitting submissions. No official correspondence has been exchanged.

25. The Ducks Unlimited wetland mitigation program is a new program in the State of New York. It is unclear if this program has even been authorized at this time. We request documentation from NYS DEC to confirm that this is a feasible and appropriate mitigation. The applicant should also

provide the Board with additional information about the Ducks Unlimited program, and its applicability in the State of New York.

Response: See Attachment 6 that contains Duck Unlimited's (DU) New York State 2022 Fact Sheet. Also in Attachment 6 is a 7/24/22 e-mail from Dr. Patrick Raney, DU's Director of Conservation Services, describing the DEC and Army Corps of Engineers involvement in the New York in-lieu fee (ILF) mitigation program. The DU ILF fee program has been in place in New York State since 2012 and there are currently 11 mitigation projects that DEC and ACOE are both well aware of. In 2017 the Applicant's land planning consultant successfully utilize DU's ILF program to satisfy permitting requirements of the new Veterans Administration Western New York National Cemetery in Pembroke, NY.

The proposed Terramor facility does not impact any State wetlands, only 0.39 acres of wetlands under the jurisdiction of the US Army Corps of Engineers are proposed to be impacted. Terramor is proposing the use of Ducks Unlimited's ILF program to mitigate these impacts to federal wetlands. The topic of the appropriateness of the use of the ILF was included in pre-application discussions with DEC. Consistent with the information provided by Dr. Raney in his e-mail in Attachment 6, DEC stated during an 8/1/22 pre-application meeting that they have no position on the appropriateness of using the DU ILF program because the action does not involve impacts to DEC wetlands.

26. We have reviewed the long EAF Part 1 and have the following comments:

- a. C.2.c- The project site is part of an "Important Natural Area," within the Catskill Mountain physiographic area, Map 2, of the Open Space Plan. Further, the Open Space Vision Map calls out this physiographic area, including the project site. The response to this question should be "yes."

Response: The response in the project FEAF has been changed. A revised FEAF is included in Attachment 7.

- b. D.2.b- We note that 19.13 acres are proposed to be disturbed. We defer to the Town Engineer and NYS DEC in the review of the SWPPP. This should be reconciled with the land cover changes indicated in Table I.1.a which indicate the reduction of only 5.0 acres of wetland and forest. Since almost the entirety of the existing site is forest and wetland it is difficult to reconcile without further explanation.

Response: Post-construction land covertsypes were more precisely analyzed for this submission, and the total area proposed to be disturbed is 23.77 acres. This total now includes 3.5 acres of areas where only selective tree removal may be needed to site tents and paths as shown on Sheet L-3.0, Overall Site Access and Clearing. Land cover changes have been revised and are included in the revised FEAF table (item E.1.b) in Attachment 7 of this submittal. Both existing and proposed land covers in the table total 77.51 acres.

- c. D.1.e- We note that the proposed project will be conducted over the course of a 14-month period. Construction phasing or sequencing should be discussed.

Response: Attachment 8 contains a Preliminary Construction Schedule, including project sequencing. Site work would proceed from the western portion to the central portion and then to the eastern portion, and this would be followed by

construction of project structures.

- d. D.2.f- Regarding employee housing, clarification is needed and water/wastewater calculations must match the actual proposed accommodations on site.

Response: Please see the previous response to Comment #9 above.

- e. D.2.g- Please ensure that architectural drawings match EAF. The lodge appears to be 111 feet long on plans.

Response: The length of the lodge building contained in the FEAF has been changed from 110 feet to 111 feet. See Attachment 7.

- f. D.2.b- See above discussion of Ducks Unlimited mitigation. In addition, part ii is left blank where the applicant proposes stream disturbances. The extent and nature of the stream disturbances should be explained, even if temporary. NYS DEC permits may be required for disturbances to the bed or banks of Class B streams, i.e. “protected streams.”

Response: See the response to comment #25 regarding ILF mitigation. Two stream crossings are proposed, and these were discussed with NYSDEC during pre-application meetings on 7/27/22 and 8/1/22. The Class B stream is proposed to be crossed using a bottomless steel arch culvert with footings and wingwalls located outside of the stream channel. For the second stream crossing along the driveway leading up to maintenance, this intermittent stream is proposed to be crossed using two 30 inch HDPE pipes. The steel arch culvert will be located over 42 feet of stream channel while the culverted stream crossing will occupy 45 feet of streambed. This information has been entered into the revised Part 1 FEAF in Attachment 7.

- g. D.2.c, d- We note that the water and wastewater calculations may not be based on the maximum capacity of the facility per above comments.

Response: See the response to previous comment #6 that documents that the appropriate maximum occupancy of 240 guests was used in the water and wastewater calculations.

- i. In addition, a SPDES permit will be required from NYSDEC to discharge effluent from the proposed wastewater treatment plant into a protected, Class B stream.

Response: The wastewater system for this project will be submitted to NYSDEC for approval and permitting, including an application for a SPDES permit (Application Form NY-2A) to discharge treated wastewater into the Class B stream. This topic was discussed in the July 27, 2022 pre-application meeting with DEC.

- ii. We note that 5 acres of impervious surface is proposed as a result of this project and defer a review of stormwater management practices to the Town Engineer.

Response: Comment noted; no response needed.

- h. D2j- The number of parking spaces does not match the number we counted on the plans, this should be confirmed (166 or 168?). Please see our comments regarding the TIS and parking above.

Response: See the response to previous comment #14.

- i. D2j- EV charging stations are proposed, these must be shown on the site plans.

Response: EV charging stations have been added to the updated Overall Site Plan (Sheet L-2.0) and to sheets L-5.1 through L-5.9 that are included with this submission. One charger is proposed for every 10 tents plus one in the employee housing/maintenance area (9 total) and these will be installed in the proposed parking areas throughout the site.

- j. D2k- Please confirm the estimated annual electricity demand. The response is missing a zero or the comma is incorrect. A willingness to serve letter from the local utility should be provided.

Response: The correct estimated annual electricity demand is 400,000 kWh. The project FEAF in Attachment 7 has been revised to correct the previously provided quantity. A willingness to serve letter will be obtained from Central Hudson and will be provided in September.

- i. Does this calculation include the proposed EV charging stations?

Response: Yes, the total estimated annual demand of 400,000 kWh includes EV charging stations.

- k. D2o- We note that wood campfires are to be permitted at all hours. This may produce odors for more than one hour per day.

Response: The FEAF submitted in July responds “yes” and provides information about campfire wood smoke. Yet, based on Bar Harbor guest behavior, campfires are used by 25% of the guests.

- l. D2p- See above comment referencing bulk storage of liquid propane.

Response: See the previous response to comment #21.

- m. D2q- Treatments are proposed for mosquito and tick control 2-3 times per year. Information regarding the chemicals proposed, application methodologies, safety, hazards and any required permits must be provided.

- b. **Response:** While the specific pesticides have not yet been identified for this property, Terramor will follow all DEC regulations to ensure the pesticide products are safe, applied by a trained applicator and in accordance with the Pesticide Reporting Law. Terramor will notify neighbors of selected pesticides prior to use and provide a minimum of 48-hour notice before pesticides are applied.

Terramor uses an all-natural, organic rodent repellent called TomCat to safely and effectively deter small animals from entering accommodations and buildings. TomCat uses essential oil technology to deliver smells and tastes which are unpleasing to rodents. The product is safe for use around children and pets.

- n. E1h- We defer to the Town Engineer regarding water quality assessment.

Response: Comment noted; no response needed.

- o. E2h³- The project site is within five miles of Big Indian Wilderness and Overlook Mountain. This response should be “yes.”

Response: The FEAF response has been changed to “yes” and acknowledges that the project site is within 5 miles of lands in the Catskill Park Forest Preserve. Such lands are identified by NYSDEC in their Visual Assessment Program Policy as being important aesthetic resources. The nearest Forest Preserve lands to the project site are approximately 3.5 miles away. See the revised Part 1 FEAF in Attachment 7.

Items 27-29 that follow are also for the Board’s consideration at this time and no replies are needed from the Applicant according to the Town’s planning consultant.

- 27. Based on a review of the Part 1 EAF, we have provided the Board with a draft Part 2 EAF to review. The Part 2 cannot be adopted until the Board declares Lead Agency, 30 days from circulation of the attached NOI. The Part 2 identifies the following potential impacts, to be reviewed and confirmed by the Board at the next meeting:

- p. Impacts on Land
- q. Impacts on Surface Water
- r. Impacts on groundwater
- s. Impact on Plants and Animals
- t. Impact on Agricultural Resources
- u. Impact on Open Space and Recreation
- v. Impact on Transportation
- w. Impact on Noise, Odor and Light
- x. Impact on Human Health

Further Review is needed by the Planning Board to determine whether the proposed action may impact the following:

- y. Consistency with Community Plans (see comment 28)
- z. Consistency with Community Character (See comment 29)

- 28. When considering the proposed action’s consistency with Community Plans, the Board should consider whether this project is consistent with the Town of Saugerties 2020 Comprehensive Plan. In particular, NYS DEC guidance states: “How do the vision and goals described in these plans compare with various elements of the proposed project? Do any elements of the proposed project conflict with the vision, goals, and strategies outlined in any of these adopted plans?”

- aa. We have attached pages from the Comprehensive Plan that enumerate recommendations related to Land Use and Development (#6), Economics (Diversify Economic Base, Goal #9) and Tourism (#13). The following are the goal statements:
 - i. #6: “The Town and Village support, and encourage, planning policies that

³ The FEAF item number in the comment should be E3h instead of E2h.

promote environmentally sound development (see Glossary) in all zoning districts and are responsive to the socioeconomic needs of the communities. These two factors must be balanced. The open spaces and rural aspects of the area are not replaceable, and any development should be well thought-out and planned with the future in mind. The Comprehensive Plan also seeks to strike a balance between open space conservation and economic development as stated in the Open Space Plan.”

- ii. #9: “The Town and the Village should attempt to diversify its economic base by encouraging a variety of business and employment opportunities.”
- iii. #13: “Promotion of tourism will be well-planned to maximize its economic benefit to the community. Tourism is important to many town businesses. In promoting tourism and its benefits, the community must consider the potential impacts of tourism development, such as additional parking demands, increased traffic, and pollution.”

29. When considering the proposed action’s consistency with Community Character, the Board should consider the following NYS DEC guidance:

- bb. “Community character is defined by all the man-made and natural features of the area. It includes the visual character of a town, village, or city, and its visual landscape; but also includes the buildings and structures and their uses, the natural environment, activities, town services, and local policies that are in place...Changes to the type and intensity of land use, housing, public services, aesthetic quality, and to the balance between residential and commercial uses can all change community character.”

Thank you for your continued effort in the review of the project. We look forward to further discussing the project at the August meeting.

Sincerely,



Kevin J. Franke, Director of Environmental Services
kfranke@thelagroup.com

Enc

cc. Ahmed Helmi
Kim White
Jenny McCullough

ATTACHMENT 1

Subdivision Application Form & Lot Consolidation Plan

ALL FEES ARE NON-REFUNDABLE

General Subdivision Application

Date: August 1, 2022

Applicant

Name: Kampgrounds of America Inc. d/b/a Terramor Outdoor Resorts, Attn. Ahmed Helmi

Address: 550 North 31st St.

Billings, MT 59101

Phone #: 202-689-7771

Fax: n/a

Consultant

Name: The LA Group, Landscape Architecture and Engineering, Attn. Kevin Franke

Address: 40 Long Alley

Saratoga Springs, NY 12866

Phone #: 518-587-8100

Fax: 518-587-0180

Owner (if not applicant):

Name: same as applicant

Address: _____

Phone #: _____

Fax: _____

Project Address: Unnumbered NYS Route 212 (between #1740 South Peak Vet Hospital and #1678 CE Spray Foam Servic

Project Name (if applicable): Terramor Catskills

Tax Map Designation: Section # 27.002 Block # 8 Lot # 21 & 32.11

For Lot line Revisions: list any other properties that may be affected by the change

Section # 27.002 Block # 8 Lot # 21

Section # 27.002 Block # 8 Lot # 32.11

Area of Site: 77.15 (sq ft. or acres) Number of lots to be created: 1

Has the lot being proposed for subdivision resulted from a previous subdivision within the last three years? no Zoning District: MDR

Describe the existing character of the site in terms existing buildings, natural features, and access:

The site is currently undeveloped except for some potable water wells and internal woods roads to these wells. The site

is generally wooded and does contain some federally regulated wetlands and State-regulated streams.

Topography is a series of flatter areas interspersed with some steep slopes. There is currently no direct access into the property although it does have frontage on NYS Route 212 and Cottontail Lane.

Describe how the proposed subdivision might affect the conditions described above:

The lot line adjustment (parcels merger), in and by itself, will not affect the conditions described above.

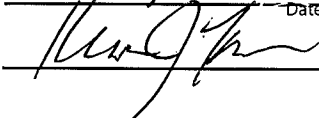
Indicate intended uses for the properties involved:

The site is the location of the proposed Terramor Catskills camping facility currently under special use permit review by the Town of Saugerties Planning Board.

Signatures

I hereby give permission to the Town or the Town's legal representative to visit the site and conduct an on site inspection. I also agree that I have thoroughly read and understand the instructions for submission and the checklist.

Applicant: Kimberly White Digitally signed by Kimberly White
Date: 2022.08.01 10:25:37 -04'00' **Date** _____

Agent:  **Date** 8/1/22

Subdivision General Procedure & Review Checklist

The following checklist reflects the Planning Board review process and the information required for subdivision applications to the Planning Board. When plans are submitted, they will be evaluated to ensure that these minimum requirements are depicted. When particular requirements can not be met, then waivers may be requested for individual items.

General Procedure:

1. Pre- Application Workshop
2. Sketch Plat showing general concept
3. Preliminary Plat showing proposal in detail
4. Public hearing
5. Review by non-town agencies
6. Planning Board approval by resolution
7. Plat of finalized proposal
8. Signing of plat by board
9. Filing of plat in County's Clerk Office

Workshop (for major subdivisions)

- 1) ____ Payment of Workshop Fee
- 2) ____ A completed Workshop Application
- 3) ____ There are no particular plan requirements for the workshop. But the applicant should bring any material that will assist discussion of the project. These might include site photos, existing surveys, and conceptual drawings.

Sketch Plat

- 1) ____ Completed General Subdivision Application
- 2) ____ Payment of Universal Application Fee, Escrow Account, Sketch Plat Review Fee
- 3) ____ Completed and signed Short Environmental Assessment Form
- 4) ____ The Sketch Plat should be at a scale of no more than 100 feet to the inch and shall be submitted on uniform size sheets not larger than 36 by 48 in. However, 11 by 17 in. is preferred. Where more than one sheet is required, a scaled map showing the entire subdivision on one sheet shall be prepared. The Sketch Plat must contain the following details, but may also usefully contain elements required for the Preliminary Plat.
 - a) ____ Date of preparation, approximate true north point, title "Sketch Plat", and the graphic Scale
 - b) ____ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner, the name of the land surveyor or licensed engineer or individual who prepared the sketch plan, the proposed name of the subdivision, the Town of Saugerties and the Ulster County
 - c) ____ A map location of the tract with respect to surrounding properties and community facilities such as roads, parks, schools. Such map should be at scale of either 2,000 to 800 feet to the inch and shall identify all property in the vicinity of the subdivision held by the subdivider.
 - d) ____ All existing restrictions on the use of land including easements, covenants, zoning lines, or street lines

- e) ____ A sketch plan on a topographic survey of the area to be subdivided showing in simple form the proposed layout of roads, lots, and other features
- f) ____ A preliminary concept showing the locations and dimensions of principal and accessory structures, parking areas, and other planned features and any anticipated changes in existing topography and natural features

Preliminary Plan Approval

- 1) ____ The Preliminary Plat shall show or be accompanied by the following information, except where requirements have been waived through Sketch Plat review:
 - a) ____ All data required for the Sketch Plat, except that it shall be labeled, "Preliminary Plat"
 - b) ____ The location, bearings, and distances of the tract's boundaries by a licensed surveyor, including seal and number
 - c) ____ If topographic conditions are significant as determined by the Planning Board, contours shall be indicated at intervals of five (5) feet or as required by the Board
 - d) ____ The names of all adjoining property owners of record and the names of adjacent developments
 - e) ____ The location and dimensions of public properties, street lines, easements, zoning boundaries, or restrictions on the property
 - f) ____ Location of existing and proposed sewers, water mains, leaching fields, culverts, and storm drains including pipe size and type, grades, direction of flow, and ownership
 - g) ____ The location, width, and approximate grade of all proposed streets with the approximate elevations shown at the beginning and end of each street, at street intersections, and at all points where there is a decided change in slope or direction
 - h) ____ The area of the land included in the subdivision and the approximate location, dimensions, and area of all proposed or existing lots and land to be set aside for recreation and public purposes. The suggested location of buildings on lots will also be shown. All lots shall be numbered.
 - i) ____ Proposed provision of water supply, fire protection, sanitary waste disposal, storm water drainage, street trees, street lighting, fixtures, signs, sidewalks, and easements.
 - j) ____ The location of all existing structures such as buildings and stone walls and all pertinent natural features that may influence the design of the subdivision such as watercourses, swamps, rock outcroppings, wooded areas, and single large trees eight (8) or more inches in diameter measured three (3) feet above the base of the trunk within the subdivision and within 50 feet thereof. Where large trees occur in groupings or clusters, only the general outlines of said groups or clusters need to be shown.
 - k) ____ The location, dimensions and status of all covenants, deed restrictions, or easements proposed by the applicant
 - l) ____ Soil characteristics as determined by the United States Dept. Of Agriculture, where available
 - m) ____ Other data which may influence the design of the proposed subdivision and the health, safety, and welfare of future residents

Waivers

If the proposed project can not meet the complete site plan checklist, then waivers may be requested. To request that the Planning Board grant a waiver, list the line item letter from above and explain the reasons for the request.

ITEM	EXPLANATION
_____	_____

_____	_____

_____	_____

_____	_____



**TOWN OF SAUGERTIES
PLANNING BOARD**

Saugerties, New York 12477

I, Kevin Franke, the applicant or agent of this project do hereby agree that I have a copy of the Town of Saugerties Land Subdivision Regulations or that I have read and understand the same Regulations as written.


Signature

8/1/22

Date



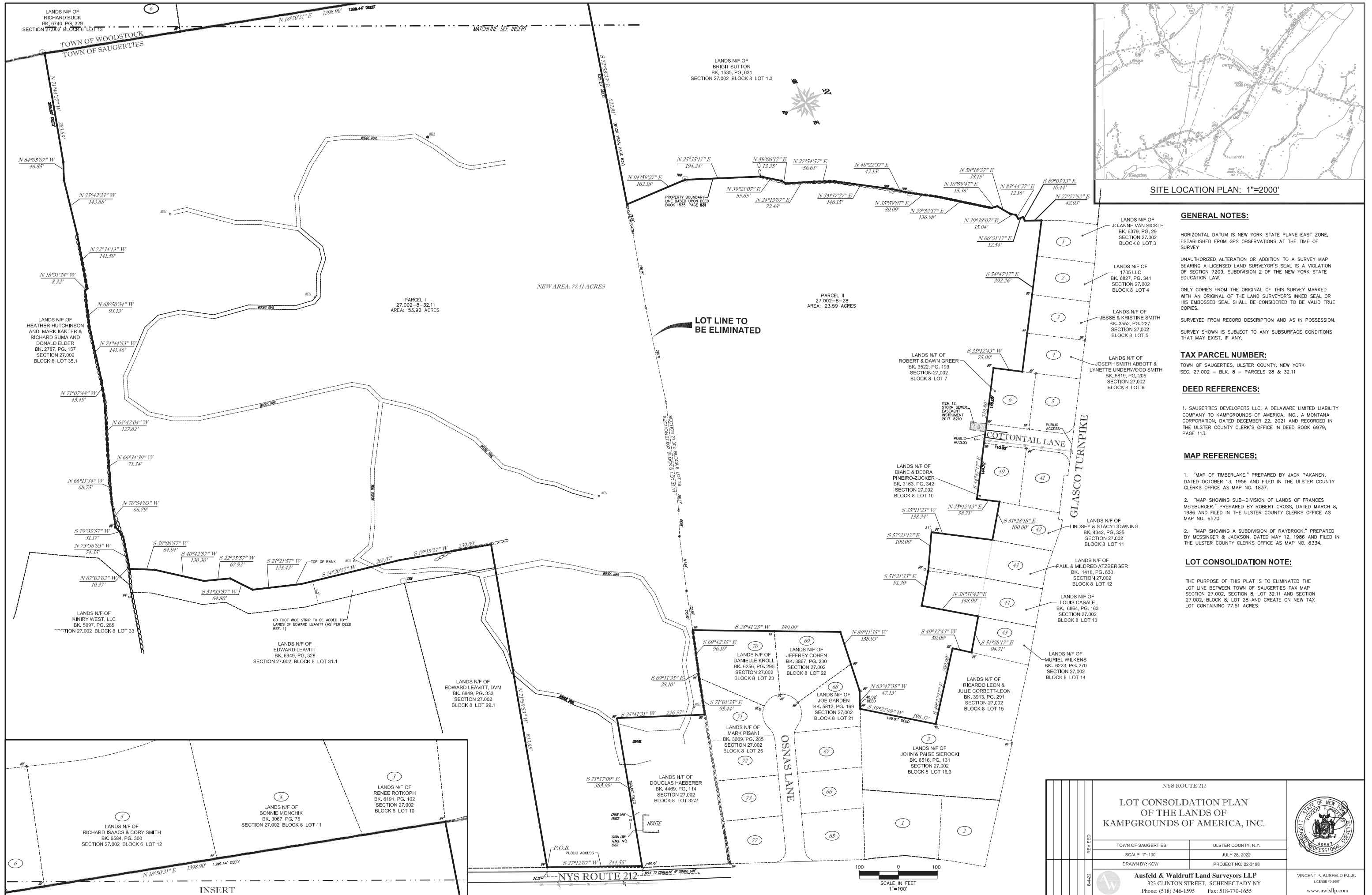
Letter of Authorization

I, Kim White, give my permission for Kevin Franke
 to act as my agent in all aspects of my application that has been submitted
to the Town of Saugerties Planning Board in reference to property located at
Route 212 between South Peak Vet and CE Spray Foam.

I understand that my agent will attend all meetings on my behalf and act as a
liaison between myself and the Planning Board.

Kimberly White Digitally signed by Kimberly
White
Date: 2022.08.01 10:26:40 -04'00'
Applicant/Owner's Signature

8/1/22
Date



ATTACHMENT 2

Town Site Plan Application Form with Signatures

GENERAL SITE PLAN APPLICATION

Date: Updated August 1, 2022

Applicant: Name Kampgrounds of America Inc. d/b/a Terramor Outdoor Resorts, Attn. Kim White

Address 550 North 31st St.

Billings, MT 59101

Phone #: 407-671-9299 Fax: n/a

Consultant: Name The LA Group, Landscape Architecture and Engineering, Attn. Kevin Franke

Address 40 Long Alley

Saratoga Springs, NY 12866

Phone #: 518-587-8100 Fax: 518-587-0180

Owner Name Same as Applicant

(if not applicant): Address

Phone #: Fax:

Project Site Information

Location or Address: Unnumbered NYS Route 212 (between #1740 South Peak Vet Hospital and #1678 CE Spray Foam Service)

Project Name (if applicable): Terramor Catskills

Tax Map Designation: Section # 27.002 Block# 8 Lot# 21 & 32.11

Area of Site: 77.51 (sq ft. or acres) **Zoning District** MDR

Type: ___ Residential ☒ Commercial ___ Industrial ___ Institutional

Is the site served by public water supply? ~~(Yes)~~ / No) or by public sewage system? ~~(Yes)~~ / No)

Scope of Work (Check all that apply and indicate approximate construction cost)

☒ Vegetation Removal

☐ Façade Changes

☐ Demolition

☒ Accessory Structure

☒ Earthwork

☒ New Paving

☒ New Structure

☒ New Planting

☐ Expansion of Existing Structure

☒ New Drainage System of Infrastructure

Bulk Information

- 1) Existing building footprint of all buildings _____⁰ square feet
- 2) Proposed additional foot print 59,770 square feet
- 3) Number of existing parking spaces: _____⁰
- 4) Number of proposed additional spaces: 166
- 5) Total area of non-permeable surfaces: 206,910 square feet
- 6) Lot coverage: 1.8 percent (new + existing building footprints / lot area)

Narrative

Current use of site- Currently an undeveloped wooded site. South Peak 21 lot residential subdivision approved for the site in 2017

Proposed use(s) of the site- Terramor proposes to construct a 75 tent glamping campground with a Lodge building containing food and beverage and other customer services. Each tent will have their own restroom facilities. Support accessory structures including employee housing, maintenace building and golf cart storage are proposed. Acess will be be from NYS Route 212. On-ste wells will provide potable water. Wastewater will be collected and directed to an on-site package treatment plant with surface (stream) discharge. Stormwater managment compliant with NYS standards is provided.

Describe the existing character of the site in terms prominent vegetation, water bodies, and topography.

The site is primarily deciduous forest of moderate age with a general lack of woody understory vegetation in many places. Two brooks pass through the site including H-171-11-11-1-6 near the Route 212 frontage, and H-171-11-11-1 near the northern part of the site. Wetlands that were redelineated in the spring of 2022 trend east-west on the site and include an area spanning the Route 212 frontage and the large drainage that ends near Cottintail Lane and extends well into the site. There are two areas of ponded water within delineate wetlands in the northwest portion of the site. There are areas of steep slopes towards the upper ends of some wetlands, and overall, topography consists of a number of flat plateaus separated by areasof moderate slopes.

Signatures

I hereby give permission to the Town or the Town's legal representative to visit the site and conduct an on site inspection. I also agree to thoroughly read and understand the instructions for submission.

Applicant: _____ Date August 1, 2022

Agent: _____ Date August 1, 2022

ATTACHMENT 3

Alliance Source Testing Sound Study Proposal



July 29, 2022

Kim White
Project Manager
Kampgrounds of America Inc. d/b/a Terramor Outdoor Resort
550 N 31st St.
Billings, MT 59101
kwhite@koa.net

**RE: Proposal for Noise Assessment – Terramor Catskill Project
AST Proposal No. 2022-0045-QR1**

Dear Ms. White,

Alliance Source Testing, LLC (Alliance) is pleased to provide Terramor Outdoor Resort, this proposal for noise assessment in support of the proposed Terramor Catskill Project (Project) in Saugerties, NY. This proposal has been developed pursuant to our recent communications with Kevin Franke of The LA Group. Based on those discussions, we understand the Project consists of operating 75 camping units on a land parcel adjacent to NY Route 212, and the goal of this noise assessment is to evaluate Project operational adherence to the local town noise standard limiting sound levels to 70 A-weighted decibels (dBA) at the property line. We understand it is currently assumed the 70 dBA limit would be applied to property lines in the direction of the three nearest noise-sensitive receptor areas (Raybrook Drive, Cottontail Lane and Osnas Drive). Noise-sensitive receptors are areas such as residences, schools, churches and public recreation areas where human activity may be adversely affected by noise.

Scope of Services

The noise assessment will be accomplished by conducting the following tasks:

- Task 1. Determination of Project Reference Sound Levels
- Task 2. Ambient Sound Level Survey
- Task 3. Acoustical Modeling and Noise Impact Assessment
- Task 4. Reporting

Task 1. Determination of Project Reference Sound Levels

The project reference sound levels are the sound levels of the major project operational noise sources that will be modeled together to predict a sound level at the nearest noise-sensitive receptors of project sound. Reference sound levels will be based on either published empirical data or measured sound levels. It is assumed Terramor/The LA Group will provide a list of major Project noise sources to consider along with size, quantities, locations and operation times.

Task 2. Ambient Sound Level Survey

The existing ambient sound level will be documented by a sound measurement survey in the Project site near each receptor area. Sound levels will be measured for a period of 30 minutes once during the day and once in the evening (two total) for each receptor area. Measurements near the three different receptor areas are assumed (Raybrook Drive, Cottontail Lane and Osnas Drive), and sound levels will be measured during a period of no rain and calm to very light winds (when leaf noise is minimal). On-site access for the survey is assumed provided by Terramor/The LA Group.

Task 3. Acoustical Modeling and Noise Impact Assessment

Project operational sound levels at the property line in the direction of the nearest receptor areas will be predicted using acoustical modeling of the overall Project reference sound level. Prior to conducting the modeling, it is assumed Terramor/The LA Group will provide Project information including the operating schedule and a scaled site layout consisting of a topographic area map showing the Project site and nearest noise-sensitive receptor areas. Modeling will be conducted using A-weighted sound levels. Predicted sound levels will be calculated using normal hemispherical sound propagation under standard atmospheric conditions, which results in a reduction of the Project reference sound level of 6 dBA per doubling of distance. Reductions in sound due to intervening topography and foliage screening will also considered if applicable.



CORPORATE OFFICE
255 Grant St. SE, Suite 600
Decatur, AL 35601
(256) 351-0121

SOURCE TESTING
stacktest.com

EMISSIONS MONITORING
alliance-em.com

ANALYTICAL SERVICES
allianceanalyticalservices.com



Project sound levels at each of the three nearest receptor areas will be predicted and compared to the 70 dBA property line standard in the Saugerties Town Zoning Code Section 245-11.I. Predicted levels above 70 dBA would suggest noise mitigative measures should be considered. If mitigation is needed, Alliance can recommend and evaluate mitigative strategies. Since this step would be required only in the event of predicted Project noise impacts, scope and costs to recommend and evaluate noise mitigation are not currently included in this proposal.

Task 4. Reporting

Alliance will summarize the noise assessment results in a letter report. The report will present the following:

- Description Project and 70 dBA Project limit comparison
- Nearest residential receptors and existing background sound levels
- Noise source description and reference sound levels
- Acoustical modeling, assumptions and noise impact assessment results
- Attachments including field survey forms and calibrator certification.

Schedule

Alliance understands the Town of Saugerties Town Board meeting to discuss the Project will be held the third Tuesday of September (September 20) and all Project submittals to be on that meeting agenda will need to be submitted by Terramor/The LA Group on the first Tuesday in September (September 6). To meet this schedule, the following anticipated schedule is proposed:

Task 1 – Written authorization by Terramor; list of major sound sources by The LA Group: Week of August 1

Task 2 – Sound Survey: Week of August 1, 8 or 15,

Task 3 – Acoustical Modeling and Noise Impact Analysis: Weeks of August 15 and 22

Task 4 – Reporting: Submitted to Terramor/The LA Group by August 31.

Project Fee and Terms

Alliance will provide these services for an estimated lump sum fee of [REDACTED] in accordance with the attached Standard Service Terms and Conditions. **To move forward with this project, please sign and return the Customer Proposal Acceptance below and issue a Purchase Order for the applicable amount to PO@stacktest.com**

Terramor may also be invoiced additional fees for on-site delays, additional mobilizations or hours on-site due to changes to the scope of work required by the Project at the standby rate of [REDACTED]. [REDACTED]

We look forward to working with you. Please do not hesitate to contact me at (315) 506-2699 to discuss this proposal.

Sincerely,

Alliance Source Testing, LLC

Scott Manchester
Director, Ambient Services



CORPORATE OFFICE
255 Grant St. SE, Suite 600
Decatur, AL 35601
(256) 351-0121

SOURCE TESTING
stacktest.com

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alliance-em.com

ANALYTICAL SERVICES
allianceanalyticalservices.com

ATTACHMENT 4

Revised Water Supply, Treatment and Distribution

Basis of Design (BOD) Memo

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



TECHNICAL MEMORANDUM

To: Terramor Outdoor Resorts
From: C.T. Male Associates
Subject: Water Supply, Treatment and Distribution
Date: July 28, 2022
Project: Terramor Outdoor Resort – Saugerties, NY

SUMMARY

This technical memorandum provides the preliminary basis of design for the water system at the proposed Terramor Outdoor Resort in Saugerties, Ulster County, New York.

DESCRIPTION OF FACILITIES WITH WATER DEMAND

The campground has 4 facility types with a need for water services.

1. Glamping Sites
 - a. The proposed project consists of 75 campsites with water and wastewater utilities. There are two types of sites: the Woody 35 and the Woody 45 with 45 sites and 30 sites each, respectively.
2. Guest Amenities
 - a. The proposed project consists of a Lodge with a lounge area, bar seating and restaurant seating.
 - b. The proposed project includes a pool with a cabana including bathrooms and a pavilion.
3. Operational Structures
 - a. The proposed development consists of a Welcome Center and Maintenance Building
4. Employee Housing

C.T. MALE ASSOCIATES

Technical Memorandum: Water Supply, Treatment and Distribution

July 28, 2022

Page - 2

DESIGN WATER DEMANDS

The calculations for the average daily water demands are shown in the table below:

Water Demands and Wastewater Flows - Terramor Outdoor Resorts Saugerties				
	Unit	Quantity	Unit Water Use	GPD
Woody 35 Campsites	Max Occupancy	90	50	4500
Woody 45 Campsites	Max Occupancy	150	50	7500
General Manager's House	# Bedrooms	3	110	330
2 Suite Units	# Bedrooms	4	110	440
4 Dorm Units	# Workers	24	50	1200
Maintenance Building/Laundry	# Washing Machine	2	580	1160
Lodge - Tabletop	# Seats	40	35	1400
Lodge - Bartop	# Seats	28	20	560
Lodge - Lounge	# Seats	50	20	1000
Non-Residential Employees	# Employees	11	15	165
Total				18255

WATER SOURCE

The proposed water sources for the proposed development will be from two or more of the 6 existing wells onsite which were originally installed for a development which was never constructed. Well characteristics from these onsite wells was obtained and used for the purposed of this preliminary basis of design. Preliminary information suggests that 3 of the 6 wells have capacities of 20 GPM (28,800 GPD), 10 GPM (14,400 GPD), and 6 GPM (8,640 GPM). The 10 GPM well was estimated only during the original installation of the well. Well yield testing is currently being scheduled on these three wells. Based on the preliminary information available, these three wells have the capacity to serve the proposed development according to the calculated average daily design flows. The locations of the three proposed well sources can be found on the Water and Wastewater Utility Plans submitted for Site Plan Approval.

C.T. MALE ASSOCIATES

Technical Memorandum: Water Supply, Treatment and Distribution

July 28, 2022

Page - 3

WELL WATER CONVEYANCE AND TREATMENT

The wells will be equipped with submersible well pumps which will pump the groundwater from the wells to the maintenance building which will house the treatment, disinfection, storage, and pressure maintenance equipment. The well water lines will be HDPE pipeline.

Well water will be collected and sampled per the Ulster County DOH/NYSDOH requirements during the well yield testing to determine the raw water quality. Results of the sampling and water quality testing per NYSDOH requirements will determine the final treatment requirements. Minimum treatment will include disinfection. As an example, other treatment methods required could include filtration or contaminant removal by adsorption with granular activated carbon.

POTABLE WATER DISTRIBUTION

Potable water will be distributed throughout the proposed development through small diameter HDPE waterlines. Adequate pressure will be maintained in the distribution system using booster pumps and pressure tanks at the maintenance building.

PERMITTING

The design for the source, treatment and distribution systems will be submitted to the UCDOH for review and approval.

ATTACHMENT 5

Revise Wastewater Collection and Disposal

Basis of Design (BOD) Report

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



TECHNICAL MEMORANDUM

To: Terramor Outdoor Resorts
From: C.T. Male Associates
Subject: Wastewater Collection and Disposal
Date: July 28, 2022
Project: Terramor Outdoor Resort – Saugerties, NY

SUMMARY

This technical memorandum provides the preliminary basis of design for wastewater collection and treatment at the proposed Terramor Outdoor Resort in Saugerties, Ulster County, New York.

DESCRIPTION OF WASTEWATER DISPOSAL NEEDS

The campground has 4 facility types which generate wastewater.

1. Glamping Sites
 - a. The proposed project consists of 75 campsites with water and wastewater utilities. There are two types of sites: the Woody 35 and the Woody 45 with 45 sites and 30 sites each, respectively.
2. Guest Amenities
 - a. The proposed project consists of a Lodge with a lounge area, bar seating and restaurant seating.
 - b. The proposed project includes a pool with a cabana including bathrooms and a pavilion.
3. Operational Structures
 - a. The proposed development consists of a Welcome Center and Maintenance Building
4. Employee Housing

C.T. MALE ASSOCIATES

Technical Memorandum: Wastewater Collection and Treatment
July 28, 2022
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WASTEWATER STRENGTH

Wastewater generated from the campground will consist of the following types of waste streams:

- Domestic Wastewater – From the campsites, employee housing, guest amenities, and operational buildings.
- Process Wastewater – From floor drains in maintenance building.
- Higher Strength Wastewater – From the Lodge including typical of flows from restaurants. This is expected to have higher concentrations of solids and BOD.

WASTEWATER FLOWS

The calculations for the average wastewater flows are shown in the table below:

Water Demands and Wastewater Flows - Terramor Outdoor Resorts Saugerties				
	Unit	Quantity	Unit Water Use	GPD
Woody 35 Campsites	Max Occupancy	90	50	4500
Woody 45 Campsites	Max Occupancy	150	50	7500
General Manager's House	# Bedrooms	3	110	330
2 Suite Units	# Bedrooms	4	110	440
4 Dorm Units	# Workers	24	50	1200
Maintenance Building/Laundry	# Washing Machine	2	580	1160
Lodge - Tabletop	# Seats	40	35	1400
Lodge - Bartop	# Seats	28	20	560
Lodge - Lounge	# Seats	50	20	1000
Non-Residential Employees	# Employees	11	15	165
Total				18255

WASTEWATER COLLECTION

Wastewater from the proposed development will be collected in a series of wastewater subcatchments which collect and convey wastewater by gravity to a low-pressure-sewer (LPS) pump station with grinder pumps. Each pumpstation is connected into a LPS network which pumps wastewater to a packaged wastewater treatment plant. A LPS system was selected to minimize rock excavation expected to due to the presence of shallow bedrock at the site. The

C.T. MALE ASSOCIATES

Technical Memorandum: Wastewater Collection and Treatment

July 28, 2022

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gravity sewers are 4" PVC. The LPS forcemain network varies in sizes with 1.25", 2" and 3" HDPE piping.

WASTEWATER TREATMENT

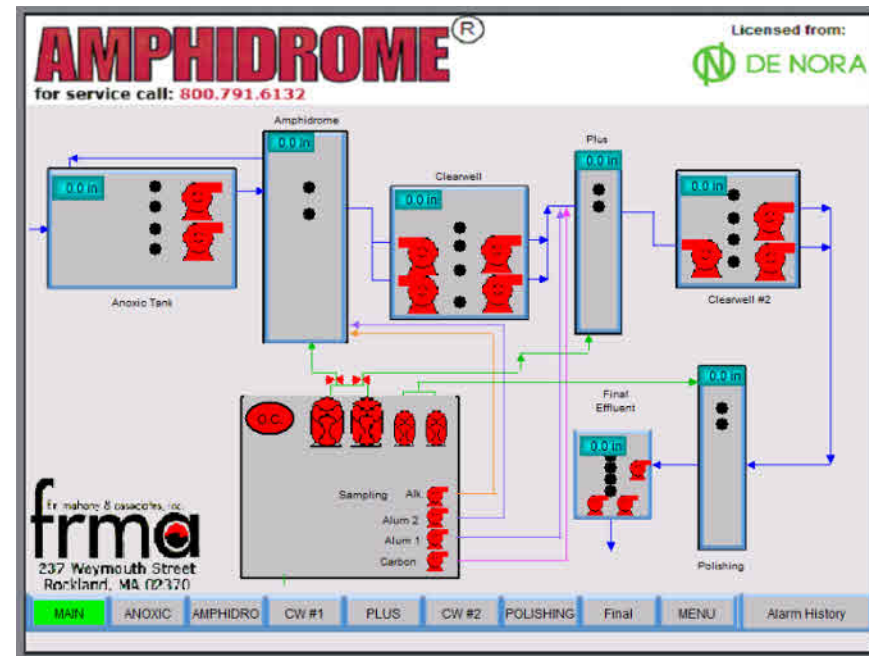
Due to the shallow bedrock, subsurface treatment and disposal is not proposed at this time. The proposed method of treating and disposing of wastewater from the development is with a packaged wastewater treatment plant (WWTP). This basis of design technical memo uses the Amphidrome System Packaged WWTP which is a submerged attached growth biologically active filter (BAF) which can provide BOD reduction, nitrification, denitrification, phosphorus reduction and filtration of suspended solids in a single reactor. A brochure from the manufacturer is attached to this memo. The wastewater from the lodge is conveyed to a grease trap prior to flowing by gravity to a pump station to reduce the levels of fats, oils, and grease at the WWTP.

As required prior to submission of an application for approval from the NYSDEC, a pre-application conference has been requested with the NYSDEC but has not occurred. At this time, it is assumed that the facility will obtain a SPDES permit from the NYSDEC to discharge treated effluent the perennial stream located onsite. The preliminary design of the Amphidrome System assumes typical effluent limits for discharging to a surface water from the NYSDEC Manual for Design for Intermediate Sized Wastewater Treatment Systems.

PERMITTING

The design for the wastewater collection and treatment system will be submitted to the NYSDEC for review and approval. It is not expected that the UCDOH will be involved with the review because of the volume of wastewater expected and it is not planned to utilize subsurface disposal.

CUSTOMIZED TOUCH SCREEN CONTROLS



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Waste Water Treatment System



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The **Amphidrome® System** is a Submerged Attached Growth **B** Biologically **A**ctive **F**ilter (BAF) providing BOD reduction, superior nitrification, denitrification, phosphorus reduction and filtration of suspended solids in a single reactor.

A spherical sand media provides maximum surface area for microorganisms to attach themselves. The microorganism environment is manipulated with intermittent aeration.

The result is an energy efficient superior treatment system with a very small footprint.

With the addition of an **Amphidrome® Plus™** denitrification reactor, nitrogen is further reduced to the lowest level biologically attainable. An enhanced level of phosphorus reduction can also be achieved.

A small building houses a control panel, blowers, and any other ancillary equipment as may be required for a specific application such as alkalinity feed or ultraviolet (UV) disinfection.

SYSTEM BENEFITS

Low Visual Site Impact
Low Audible Site Impact
Simple to Operate
Energy Efficient
Consistent Treatment
Filtered Effluent
Easily Upgradable

System Below Grade
Premium Sound Enclosed Blowers
Touch Screen, Remote Access for Monitoring and Control
Intermittent Aeration
Fixed Film Reactor With High Biomass
Effluent Is Filtered Through Our Deep Media Bed Filter
Future Nitrogen or Phosphorus Limits

ALL SYSTEMS ARE CUSTOM CONFIGURED TO MEET STRINGENT LIMITS

Advanced Nutrient Removal

Ammonia < 1 mg/l

Nitrogen to ≤ 3 mg/l TN

Phosphorus ≤ 0.15 mg/l TP

Contaminants of Emerging Concern

TOC Reduction

ATTACHMENT 6

Ducks Unlimited New York State In-Lieu Fee Mitigation Program Information



NEW YORK IN-LIEU FEE PROGRAM

Ducks Unlimited is the world's leader in wetlands conservation with more than 80 years of experience restoring and protecting habitat. Ducks Unlimited applies a science-based, watershed approach to deliver turnkey mitigation projects that span all types of wetlands, streams, riparian buffer and upland habitats.

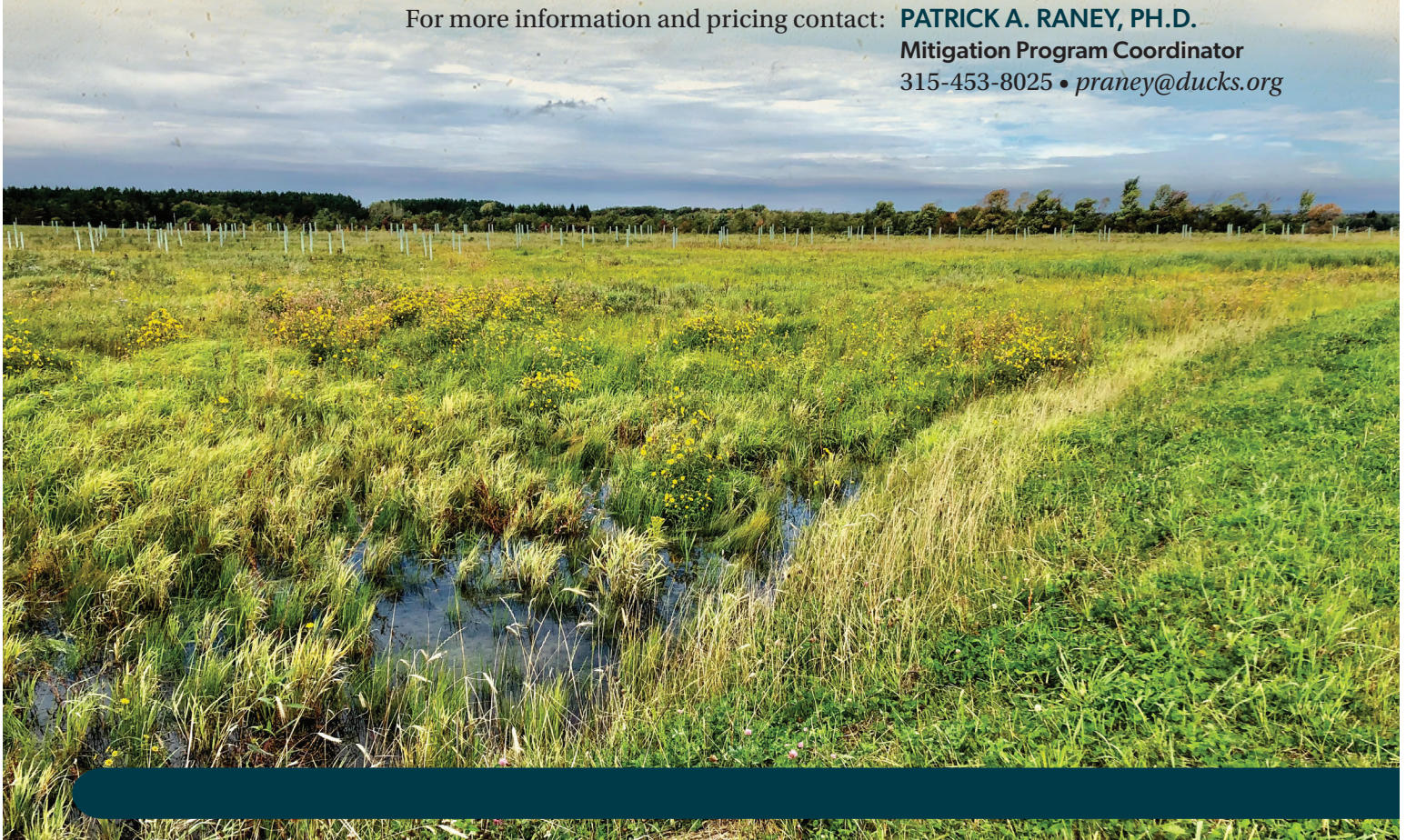


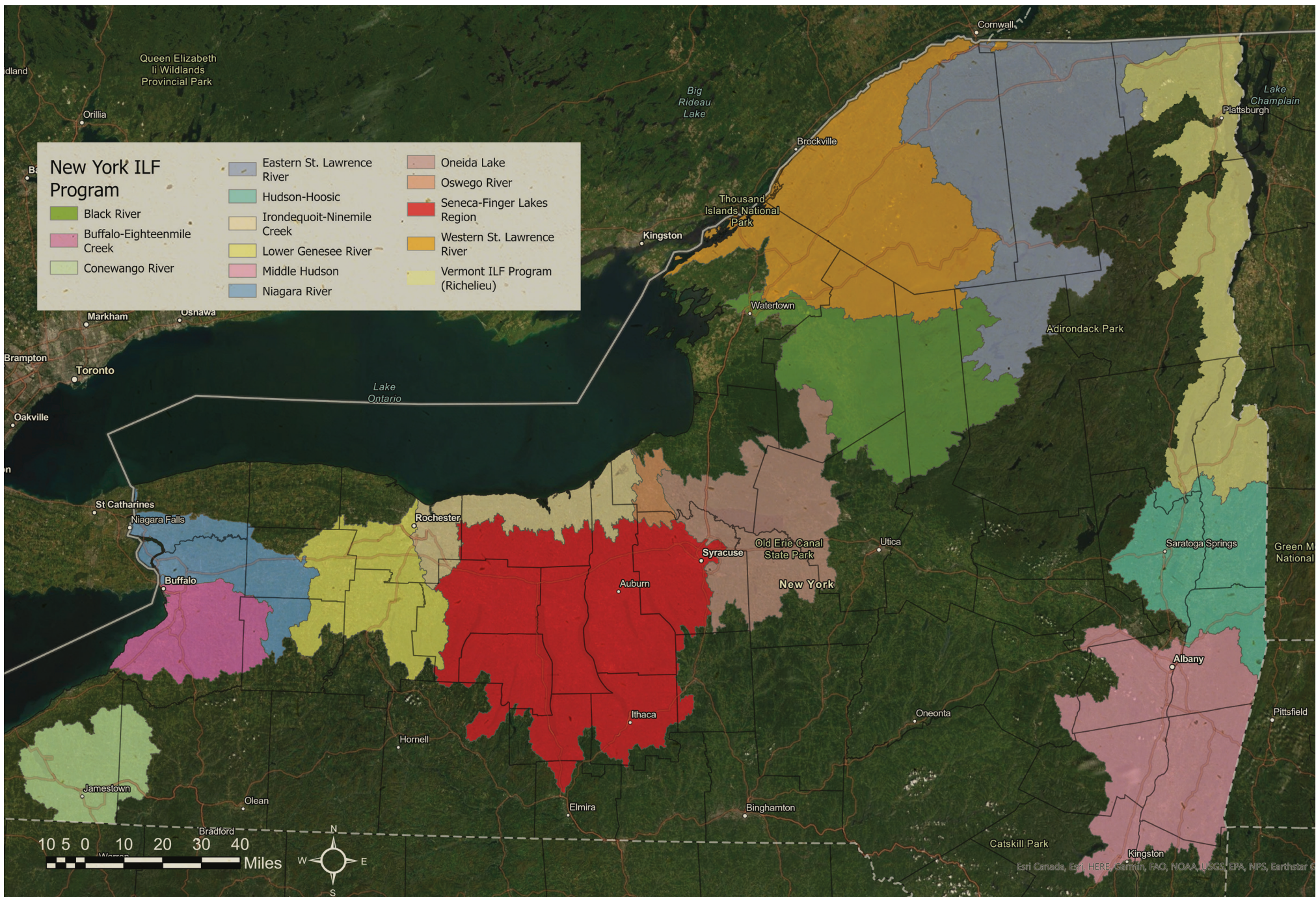
THE DUCKS UNLIMITED-NEW YORK IN-LIEU FEE PROGRAM offers wetland mitigation credits for permitted impacts in several watersheds in New York state. Through a simple credit transaction process, DU assumes responsibility for delivering compensatory mitigation. Payments to the in-lieu fee program furthers DU's mission of providing high quality habitat to waterfowl and other wetland dependent species. Past DU mitigation projects have resulted in the protection of hundreds of acres of wetlands and adjacent terrestrial habitats.

CREDIT PURCHASE STEPS:

1. The U.S. Army Corps of Engineers reviews proposed impacts and calculates credits.
2. Applicant confirms credit availability with DU and submits a permit application to the Corps requesting approval for purchase of in-lieu fee credits.
3. Upon approval, the applicant provides DU with all permit details.
4. The applicant purchases credit(s) and transfers funds to the DU-New York in-lieu fee program.
5. DU submits a credit sale letter to the Corps recording the transaction.

For more information and pricing contact: **PATRICK A. RANEY, PH.D.**
Mitigation Program Coordinator
315-453-8025 • praney@ducks.org





*NY impacts within the Richelieu can be satisfied through payment into the Vermont ILF Program, for credit availability and pricing call Patrick Raney, 315-453-8025



**MITIGATION &
ECOLOGICAL SERVICES**

Kevin Franke

From: Patrick Raney <praney@ducks.org>
Sent: Sunday, July 24, 2022 9:23 AM
To: Kevin Franke
Cc: Kimberly White
Subject: RE: Status Updates - Middle Hudson Service Area
Attachments: 2022 Fact Sheet New York.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kevin,

The Army Corps (Amy Gitchell) indicated the Hudson service areas shown in the attached could be approved for credit sales as early as next week. I can't give a more precise timeline than that as it is in their hands for signature.

Our program has been approved since 2012 and is not new. We have 11 ongoing mitigation projects in New York and the Corps and DEC are very much aware of it.

The ILF program is an option for offsetting impacts to federally regulated waters and wetlands. NY-DEC has historically made sparse use of the ILF due to some of their own internal guidance documents that require the offsets to be in the vicinity of the impact. We establish ILF projects not knowing where all impacts to DEC wetlands will occur, so based on NY DEC current guidance there's not often great alignment. A lot of clients use the ILF for federal impacts and try to avoid impacts to state regulated wetlands if at all possible as they will be required to mitigate nearby through permittee responsible mitigation.

NY DEC has signaled they plan to change their guidance and make increasing use of the ILF but they have not provided a timetable.

I hope this helps, and to provide an update on full approval shortly.
Patrick

Patrick Raney, Ph.D.
Director of Conservation Services
Ducks Unlimited Inc.
Office: 315-453-8025
Cell: 315-708-9614

From: Kevin Franke <kfranke@thelagroup.com>
Sent: Sunday, July 24, 2022 7:49 AM
To: Patrick Raney <praney@ducks.org>
Cc: Kimberly White <kwhite@terramoroutdoorresort.com>
Subject: Status Updates - Middle Hudson Service Area

CAUTION: - This email originated outside of Ducks Unlimited.

Hello Dr. Raney.

I wanted to give you a status update and was hoping that you could do the same.

Has there been any progress on getting final sign off from the NY District?

Terramor Outdoor Resort has made an application to the Town of Saugerties Planning Board for a 75-tent glamping campground. The design includes approximately ¼ acre of unavoidable impacts to federally regulated wetlands. In our application we stated our intent of utilizing your ILF services. We have not yet made permit applications to the USACOE or NYSDEC.

The Town's planning consultant is apparently unfamiliar with DU's ILF program in New York State as we received the following comment on our application that I was hoping you could help with a response:

The Ducks Unlimited wetland mitigation program is a new program in the State of New York. It is unclear if this program has even been authorized at this time. We request documentation from NYS DEC to confirm that this is a feasible and appropriate mitigation. The applicant should also provide the Board with additional information about the Ducks Unlimited program, and its applicability in the State of New York.

Can you please provide the title page(s), including the list of names on the DEC and ACOE technical review team, for the Mid Hudson application.

Also, do you have a page on the website that provides background on your ILF work in New York State? If no page exists, could please provide the approximate year in which DU began offering ILF services in the State.

Thank you for your continued assistance Patrick.

Kevin Franke

Senior Associate/Director of Environmental Services

The LA GROUP

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F: 518/587-0180

kfranke@thelagroup.com

From: Patrick Raney <praney@ducks.org>

Sent: Monday, June 20, 2022 8:37 AM

To: Kevin Franke <kfranke@thelagroup.com>

Cc: Robert Fraser <rfraser@thelagroup.com>

Subject: RE: Middle Hudson Service Area

Kevin,

Here are our boundaries:

https://www.google.com/maps/d/u/0/edit?mid=154y2L1f4fCGVqaaiznoF2_HOTaQDotT&ll=42.342951608948795%2C-78.41917743180568&z=7

ATTACHMENT 7

Revised Part 1 Full Environmental Assessment Form (FEAF)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No* <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning *The Town of Saugerties does not have an approved LWRP. The Village of Saugerties has a 1985 approved LWRP.

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input type="checkbox"/> No • If Yes , complete sections C, F and G. • If No , proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres (includes 5.94 acres of possible selective tree removal for siting tents and trails)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (4 or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

Employee Housing
(accessory use)

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

Terramor will purchase wetland mitigation credits through Ducks Unlimited for their in-lieu fee Mid Hudson mitigation bank.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right; font-size: small;">Package plant manufacturer confirmed aerobic process without methane production/emissions.</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: PM Peak = 22 trips/hour</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? EV charging stations will be installed at parking areas. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p><u>25% of guests have campfires at their tents.</u></p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			
Other: Permeable Paving	0	1.66	+1.66

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site </div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <div style="margin-top: 10px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. </div> <div style="margin-top: 5px;"> iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <div style="margin-top: 5px;"> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ </div>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="margin-top: 5px;"> i. Name of aquifer: _____ </div>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

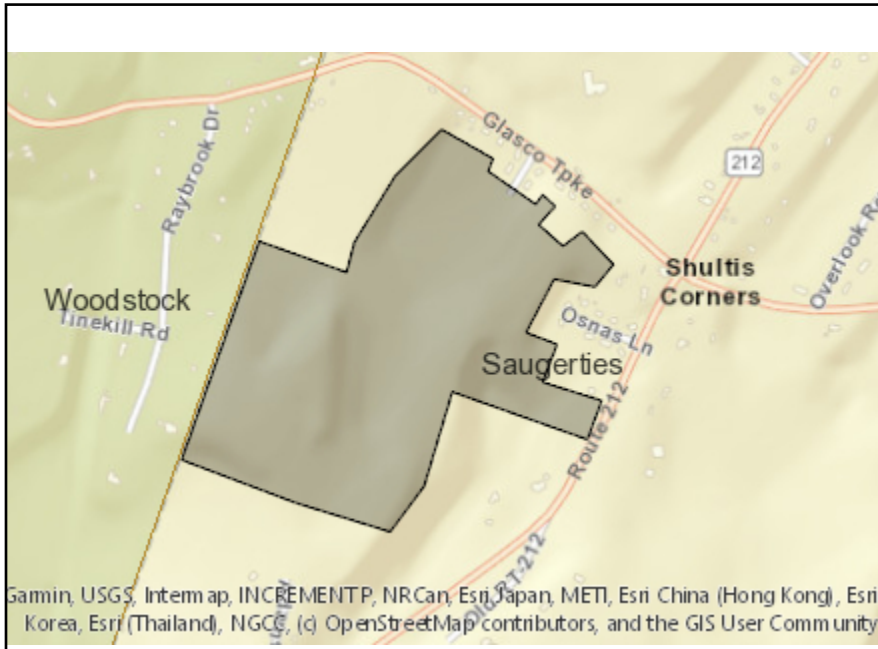
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature Kim White Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	356003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	861-23, 861-29
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

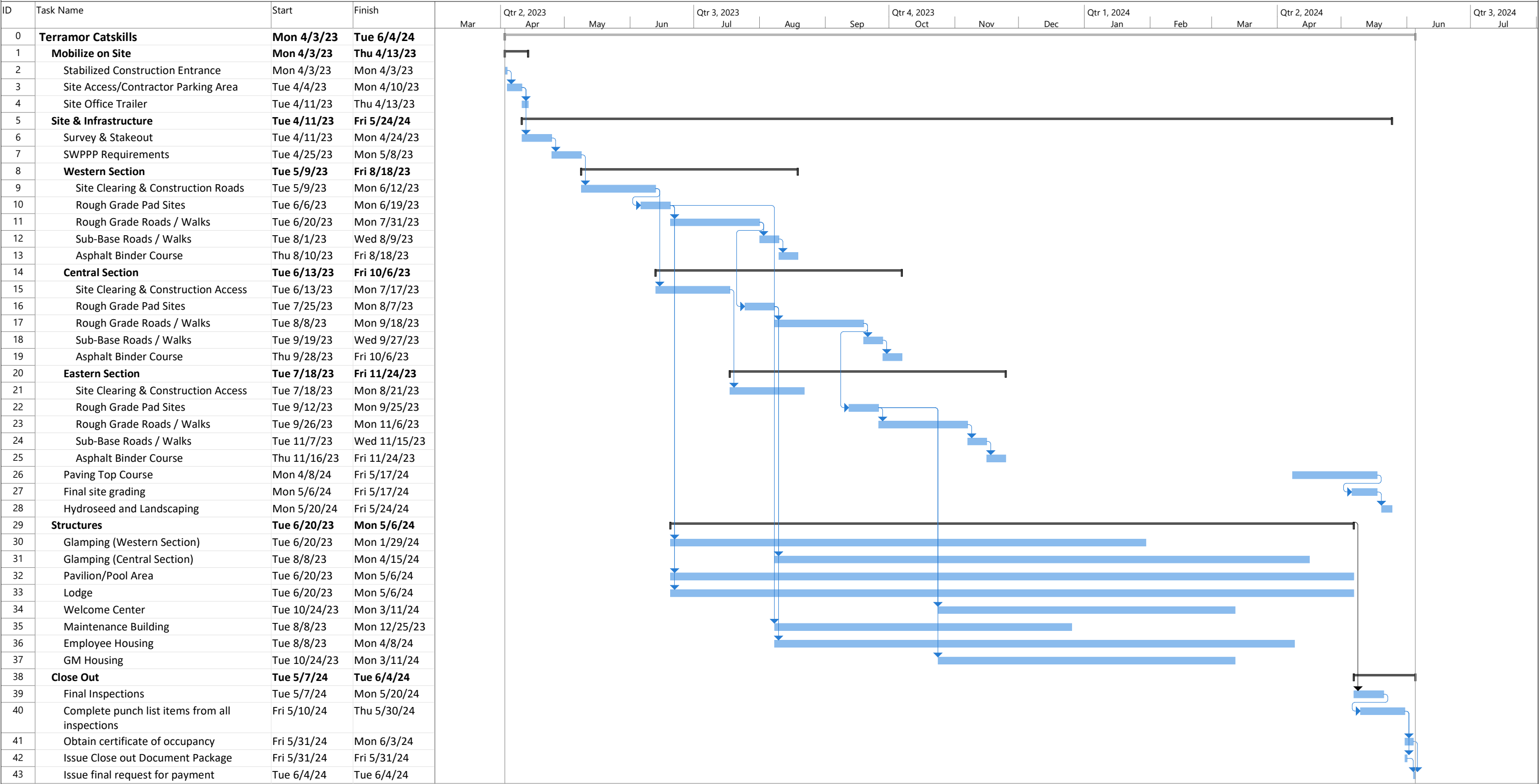
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ATTACHMENT 8

Preliminary Construction Schedule (7/29/22)



Terramor Catskills
Preliminary Construction Schedule



Project: Terramor Catskills
Date: Fri 7/29/22

Task
Split



Summary
Project Summary

